#### ZONING CHANGE REVIEW SHEET

<u>CASE:</u> C14-2008-0019 – South Lamar NPA <u>P.C. DATE:</u> February 12, 2008

Vertical Mixed Use Building (V) Rezonings

AREA: 14 tracts on 72.10 acres

APPLICANT: City of Austin, Neighborhood Planning and Zoning Department (NPZD)

AGENT: City of Austin, Neighborhood Planning and Zoning Department (NPZD),

Melissa Laursen

#### **NEIGHBORHOOD ORGANIZATIONS:**

Austin Independent School District

Austin Neighborhoods Council

Barton Hills-Horseshoe Bend Assn. (Barton Hills NA)

Barton Oaks Neighborhood Assn.

**Barton Springs Coalition** 

Barton Springs/ Edwards Aquifer Conservation Dist.

**Bouldin Forward Thinking** 

CIM

Far South Austin Community Assn.

Galindo Elementary Neighborhood Assn.

Home Builders Association of Greater Austin

Homeless Neighborhood Organization

League of Bicycling Voters

Manchaca Village Neighborhood Association

North Southwood Neighborhood Association

Onion Creek Homeowners Assoc.

Save Our Springs Alliance

South Central Coalition

South Lamar Combined Planning Area (COA-Staff Liaison)

South Lamar Neighborhood Assn.

Southwood Neighborhood Assn.

Terrell Lane Interceptor Assn.

The Village at Kinney Court

Western Trails Neigh. Assn.

Westgate Blvd./Jones Rd. Neigh. Assn.

Zilker Neighborhood Assn.

AREA OF PROPOSED ZONING CHANGES: The South Lamar Neighborhood Planning Area is bounded by the Union Pacific Railroad to the east, West Ben White Boulevard to the south, South Lamar Boulevard to the west, and West Oltorf Street on the north. Please refer to Attachments.

<u>WATERSHEDS</u>: Barton Creek- Urban; West Bouldin Creek- Urban; Williamson Creek- Urban

#### **DESIRED DEVELOPMENT ZONE**: Yes

**SCHOOLS:** Porter Junior High

#### **APPLICABLE CORE TRANSIT CORRIDORS:** South Lamar Boulevard

#### **STAFF COMMENTS:**

The VMU Overlay District includes approximately 72.10 acres. The following is an analysis of the South Lamar Neighborhood Association Executive Committee recommendations:

- Apply Vertical Mixed Use Building (V) zoning with all bonuses on 47.156 acres
- Apply Vertical Mixed Use Building (V) zoning without any of the incentives on 11.526 acres. (The neighborhood recommended to opt-out of the Dimensional Standards, Parking Reduction, and Additional Ground Floor Uses)
- Amend the VMU Overlay District to exclude 13.422 acres

#### **LIST OF ATTACHMENTS:**

Attachment 1: Vertical Mixed Use (VMU) Opt-In / Opt-Out Application

Attachment 2: List of South Lamar VMU Application Properties by Tract #, TCAD

Property ID and City of Austin Address

Attachment 3: South Lamar VMU Neighborhood Recommendations

Attachment 4: South Lamar VMU Tract Map

Attachment 5: Zoning Map

Attachment 6: Overview of Vertical Mixed Use (VMU) and the Opt-In/Opt-Out Process

**Attachment 7:** Public Comments

#### PLANNING COMMISSION RECOMMENDATION:

February 12, 1008:

- Approved to amend the boundaries of the VMU Overlay District to exclude tracts 6, 8, and 11 (Note: Tract 8 has since been removed from the zoning case)
- Approved vertical mixed use building (V) zoning with Dimensional Standards,
   Parking Reduction, and Additional Uses in Office Districts to tracts 1-5, 7, 9-10, and 12-15.
- Approved an affordability level of 60% of the median family income for 10% of the rental units in a vertical mixed use building.

[C. Ewen, M. Dealey 2<sup>nd</sup>] (6-2) D. Sullivan, S. Kirk-NAY

ISSUES: Subsequent to the February 12, 2008 Planning Commission Hearing, staff determined that the property locally known as 2201 and 2201 ½ Kinney Road (a portion of Tract 3) should not have been included in the VMU Overlay District. This property has since been removed and revised map and tables have been produced. In addition, Tract 8 and a portion of Tract 7 were removed from this zoning case. These properties locally known as 2711, 2711 ½, 2715, 2717 S. Lamar Blvd., and 2805, 2807 Manchaca Road were approved with VMU standards during the early determination process in June 2007.

In addition, after the Planning Commission Hearing, the neighborhood revised their recommendation to add the bonuses to several tracts where they previously did not want any bonuses applied.

#### CITY COUNCIL DATE: ACTION:

February 28, 2008 Postponed to March 20, 2008

April 24, 2008 Postponed to May 8, 2008

May 8, 2008 Postponed to May 22, 2008

May 22, 2008

ORDINANCE READINGS: 1<sup>st</sup> 2<sup>nd</sup> 3<sup>rd</sup>

**ORDINANCE NUMBER:** 

CASE MANAGER: Melissa Laursen PHONE: 974-7226

E-mail: melissa.laursen@ci.austin.tx.us

#### **NEIGHBORHOOD RECOMMENDATION**

The Executive Committee of the South Lamar Neighborhood Association voted unanimously to accept the recommendation of the Zoning Committee. The recommendations of the Zoning Committee were posted for 60 days on the SLNA website for review by interested parties in the neighborhood. Please refer to the Application (Attachment 1) for more details regarding the neighborhood recommendation.

- The Executive Committee recommended the following:
  - Apply Vertical Mixed Use Building (V) zoning with all bonuses to tracts 10, and 12-15.
  - Apply Vertical Mixed Use Building (V) zoning, but <u>opt-out</u> of dimensional standards, parking reduction and additional ground floor uses to tracts 1-2, 7, and 9.
  - o Amend the VMU Overlay District to exclude tracts 3-6, and 11
- The recommended level of affordability for future VMU Rental Units is 60% of the median family income.

#### **BACKGROUND**

On August 31, 2006, the City Council adopted the "Design Standards & Mixed Use" ordinance as Subchapter E of Chapter 25-2 of the City Code. Most of the provisions of the ordinance went into effect on January 13, 2007. However, a separate process and schedule was established within the ordinance for Vertical Mixed Use.

The VMU Opt-In/Opt-Out process provides an opportunity for neighborhoods to offer recommendations regarding the location and development standards for Vertical Mixed Use Buildings. The primary focus of this process is on property fronting certain major arterials defined as Core Transit Corridors; however, other properties may also be eligible for VMU. With some exceptions, properties fronting on a Core Transit Corridor are eligible for VMU unless "opted-out". Properties not fronting on the Core Transit Corridors are not eligible for VMU unless "opted-in".

As part of the Vertical Mixed Use (VMU) Opt-In/Opt-Out process the city of Austin was divided into approximately 80 neighborhood planning and/or VMU application areas. Over the next several months each of the application areas affected by the VMU process will be the subject of a zoning case. The Planning Commission will review these cases and provide recommendations to the City Council who will make the final determination as to the applicability of VMU. Zoning case C14-2008-0019 is the final step in the Vertical Mixed Use Opt-In/Opt-Out process for the South Lamar application area. A more detailed overview of Vertical Mixed Use and the Opt-In/Opt-Out process is provided in Attachment 6.

#### Impervious Cover

The maximum impervious cover limits for the proposed zoning districts are as follows:

LI, Limited Industrial Services	80 %
CS, Commercial Services	95 %
CS-1, Commercial – Liquor Sales	95 %

W/LO, Warehouse Limited Office	70%
GR, Community Commercial	90 %
LR, Neighborhood Commercial	80 %
LO, Limited Office	70 %
MH, Mobile Home	N/A
MF-4, Multifamily Residence Moderate - Hig	th Density 70%
MF-3, Multi-family Residence (Medium Dens	sity) 65 %
MF-2, Multi-family Residence (Low Density)	60 %
SF-6, Townhouse & Condominium Residence	55%
SF-5, Urban Family Residence	55%
SF-3, Family Residence	45 %
SF-2, Single Family Residence - Standard Lo	45 %
P, Public v	aries (refer to the Land Development Code)

The maximum amount of impervious cover is determined as the more restrictive figure of the zoning district and watershed class.

#### **Transportation**

Additional right-of-way (ROW) necessary for future roadway improvements within the proposed zoning may be required during the subdivision review process or the site plan review process.

Since the rezoning of this area is being initiated by the City of Austin through the neighborhood planning process and does not reflect a specific development proposal, no trip generation calculations are provided on a tract-by-tract basis for any proposed land uses as would typically be provided.

A Traffic Impact Analysis (TIA) will be required during the site plan review stage for any proposed land use that would generate over 2,000 vehicle trips per day. Additional ROW, participation in roadway improvements, and/or limitation on development intensity may also be recommended based on review of the TIA.

#### Water and Wastewater

The area is served with City of Austin water and wastewater utilities. If water or wastewater utility improvements, or offsite main extension, or system upgrades, or utility relocation, or adjustment are required, the landowner, at own expense, will be responsible for providing. Also, the water and wastewater utility plan must be reviewed and approved by the Austin Water Utility. The plan must be in accordance with the City design criteria. The utility construction must be inspected by the City. The landowner must pay the associated City fees.

#### **Compatibility Standards**

Any development which occurs in an SF-6 or less restrictive zoning district which is located 540-feet or less from property in an SF-5 or more restrictive zoning district/use will be subject to compatibility development regulations.

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## Neighborhood Planning & Zoning

#### VERTICAL MIXED USE OVERLAY DISTRICT FORM

ADDRESS OF	APPLICATION	PAGE					
PROPERTY*				1 of 3	1 of 3		
	Amend the boundaries of the VMU Overlay District to exclude this property	This property is used exclusively for residential use and does not have the MU combining district. Please note whether the neighborhood recommends that this property optinto VMU.	Opt-Out of Dimensional Standards (These standards are a "package" and must be accepted or rejected as such)	Opt-Out of Parking Reductions (commercial uses only)	Opt-Out of Ground Floor Uses in office zoning districts (NO, LO, GO)		
2101 S. Lamar	No	No	Yes	Yes	Yes		
2113 S. Lamar	No	No	Yes	Yes	Yes		
2115 S. Lamar	No	No	Yes	Yes	Yes		
2119 S. Lamar	Yes	Yes, no opt-in	Yes	Yes	Yes		
2121 S. Lamar	Yes	Yes, no opt-in	Yes	Yes	Yes		
2151 S. Lamar	No	No	Yes	Yes	Yes		
2153 S. Lamar	No	No	Yes	Yes	Yes		
2159 S. Lamar	No	No	Yes	Yes	Yes		
2201 Kinney Rd.	Yes	No	Yes	Yes	Yes		
2201 S. Lamar	Yes	No	Yes	Yes	Yes		
2205 S. Lamar	Yes	No	Yes	Yes	Yes		
2223 S. Lamar	Yes	No	Yes	Yes	Yes		
2235 S. Lamar	Yes	No	Yes	Yes	Yes		
2239 S. Lamar	Yes	No	Yes	Yes	Yes		

<sup>\*</sup> If the detailed map does not include an address for a property of interest please assign a number or address to the property and note the number or address on both the detailed map and the opt-out form.

3

## VERTICAL MIXED USE OVERLAY DISTRICT FORM

ADDRESS OF PROPERTY*		APPLICATION AREA:			
	Amend the boundaries of the VMU Overlay District to exclude this property	This property is used exclusively for residential use and does not have the MU combining district. Please note whether the neighborhood recommends that this property optinto VMU.	(These standards are a "package" and must be accepted or rejected as such)	2 of 3 Opt-Out of Parking Reductions (commercial uses only)	Opt-Out of Ground Floor Uses in
2255 S. Lamar	Yes	No	Yes	Yes	Yes
2208 S. Lamar (actually 2301)	Yes	No	Yes	Yes	Yes
2319 S. Lamar	Yes	No	Yes	Yes	Yes
2321 S. Lamar	Yes	No	Yes	Yes	Yes
2401 S. Lamar	Yes	No	Yes	Yes	Yes
2405 S. Lamar	Yes	No	Yes	Yes	Yes
2525 S. Lamar	Yes	No	Yęs	Yes	Yes
2601 S. Lamar	Yes	No	Yes	Yes	Yes
2613 S. Lamar	Yes	No	Yes .	Yes	Yes
2701 S. Lamar	No	No	Yes	Yes	Yes
2707 S. Lamar	No	No	Yes	Yes	Yes
2711 S. Lamar	No	No	Yes	Yes	Yes
2803 S. Lamar	No	No	Yes	Yes	Yes
2805 Manchaca	No	No	Yes	Yes	Yes
2807 Manchaca	Yes	No	Yes	Yes	Yes

<sup>\*</sup> If the detailed map does not include an address for a property of interest please assign a number or address to the property and note the number or address on both the detailed map and the opt-out form.

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## Neighborhood Planning & Zoning

#### VERTICAL MIXED USE OVERLAY DISTRICT FORM

	<del></del>					
ADDRESS OF PROPERTY*		APPLICATION AREA:			PAGE 3 of 3	
	Amend the boundaries of the VMU Overlay District to exclude this property	This property is used exclusively for residential use and does not have the MU combining district. Please note whether the neighborhood recommends that this property optin to VMU.	Opt-Out of Dimensional Standards (These standards are a "package" and must be accepted or rejected as such)	Opt-Out of Parking Reductions (commercial uses only)	Opt-Out of Ground Floor Uses in office zoning districts (NO, LO, GO)	
2810 S. Lamar	No	No	Yes	Yes	Yes	
2901 S. Lamar	No	-No	Yes	Yes	Yes	
3001 S. Lamar	No	No	Yes	Yes	Yes	
3107 S. Lamar	No	No	Yes	Yes	Yes	
3201 S. Lamar	Yes	No	Yes	Yes	Yes	
3505 S. Lamar	Yes	Yes, no opt-in	Yes	Yes	Yes	
3607 S. Lamar	No	No	Yes	Yes	Yes	
3701 S. Lamar	No	No	Yes	Yes	Yes	
3801 S. Lamar	No	No	Yes	Yes	Yes	
3815 S. Lamar	No	No	Yes	Yes	Yes	
3901 S. Lamar	No	No	Yes	Yes	Yes	
3909 S. Lamar	No	No	Yes	Yes	Yes	
3941 S. Lamar	No	No	Yes	Yes	Yes	
3949 S. Lamar	No	No	Yes	Yes	Yes	
4211 S. Lamar	No	No	Yes	Yes	Yes	

<sup>\*</sup> if the detailed map does not include an address for a property of interest please assign a number or address to the property and note the number or address on both the detailed map and the opt-out form.

4. IF YOUR AREA HAS PROPERTIES OUTSIDE OF THE VMU OVERLAY DISTRICT ON WHICH THE NEIGHBORHOOD WISHES TO PERMIT VMU COMPLETE THE ATTACHED VMU OPT-IN FORM.

See Instructions for VMU Opt-In/Opt-Out Process for more detail. Note: If your area does not wish to recommend VMU for properties outside of the VMU Overlay District no application is required.

A blank copy of the VMU Opt-in form is provided below. Please print additional copies as needed.

No VMU opt-in under this section at this time.

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South Larnar Neighborhood Association

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IDENTIFY A RECOMMENDED LEVEL OF AFFORDABILITY FOR FUTURE A CONTROL OF AFFORDABILITY FOR FUTURE AND A CONTROL OF A CON
Indicate a level of affordability for residential rental units. The affordability requirements are triggered only when a VMU Building takes advantage of the dimensional standards and parking reductions approved for a site.
Note: A single affordability level applies to all VMU-eligible properties within the application area See Instructions for VMU Opt-In/Opt-Out Process for more detail.
Recommended Affordability Level for VMU-eligible properties (check one):
80% of median family income
70% of median family income
X 60% of median family income
Other level between 60-80% of median family income
PLEASE PROVIDE THE FOLLOWING INFORMATION:
A. The following questions refer to the official vote taken by the Neighborhood Planning Team or Neighborhood Association on the Opt-In/Opt-Out application.
A. Was the vote taken in accordance with the Neighborhood Plan Team or Neighborhood Association by-laws?
YesXNo
If No, please explain why and how the vote was taken. For example: multiple neighborhood associations were involved with the vote and each association has different by-laws.
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If No, please explain why and how the vote was taken. For example: multiple neighborhood associations were involved with the vote and each association has different by-laws.  B. Please provide the results of the vote:

C.	Number of	people i	n attendance	at the meeting:	4_
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D. Please explain how notice of the meeting at which the vote was taken was provided:

The SLNA bylaws empower the SLNA Executive Committee to act on behalf of the membership when an issue requires a decision between general membership meetings. No general membership meeting was scheduled during a time compatible with a full review of this information.

The SLNA Zoning Committee met to review the VMU OIOO maps for our areas. By unanimous vote (6-0), the Zoning Committee recommended the attached OIOO determinations to the Executive Committee. The decisions were posted on the SLNA website and available for comment for 60 days.

The Executive Committee voted 4-0 to accept the recommendation of the Zoning Committee and submits this VMU 0100 application. By Email to Exec & Zowing CHEE members.

E. Please attach a copy of the notice of the meeting at which the vote was taken.

As noted above, there was no general membership meeting that coincided with the VMU determination. The recommendations odf the Zoning Committee were posted for 60 days for review by interested parties in the neighborhood.

\* Copy of EMAI NOTICE ATHACKED

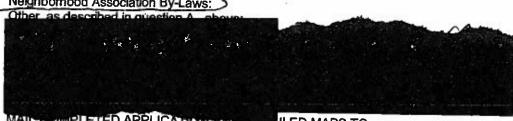
F. Please provide a copy of the meeting minutes at which the vote was taken.

NOT AUAILABLE at this time

G. Please read and sign the following:

THE ABOVE STATED INFORMATION IS ACCURATE AND COMPLETED IN ACCORDANCE WITH:

Neighborhood Plan Team By-Laws: Neighborhood Association By-Laws:



7. SMPLETED APPLICATION AND ILED MAPS TO:

South Lamar Neighborhood Association Attn: George Adams P.O. Box 1088 Austin, TX 78767

or, drop-off at the NPZD office at:

One Texas Center 505 Barton Springs Road, 5th floor

# South Lamar Neighborhood Planning Area VMU Tract Table C14-2008-0019

TRACT#	TCAD PROPERTY ID#	COA ADDRESS	FROM	то	
200	303036	2101 S LAMAR BLVD	CS	CS-V	
1	303037	2115 S LAMAR BLVD	CS	CS-V	
	302999	LOT C WALDEN PARK NO 2	CS	CS-V	
	302997	2149 S LAMAR BLVD	- cs	CS-V	
2		2151 S LAMAR BLVD			
_	303034	2153 S LAMAR BLVD	CS	CS-V	
	303035	2159 S LAMAR BLVD	CS	CS-V	
3	303025	15 X 370FT OF LOT 9 BLK 2	cs	cs-v	
	200400	FREDERICKSBURG ROAD ACRES		1	
	303199	2223 S LAMAR BLVD	CS	CS-V	
	303200 303202	LOT 11&12 DELCREST ADDN 2205 S LAMAR BLVD	CS CS	CS-V	
	303202	2201 DEL CURTO RD		CS-V	
4		2239 S LAMAR BLVD	<del></del>		
	303213	2249 S LAMAR BLVD	cs	CS-V	
		2255 S LAMAR BLVD			
ľ		2235 S LAMAR BLVD	CS	CS-V	
1		2203 S LAMAR BLVD	CS	CS-V	
		2208 DEL CURTO RD	CS	CS-V	
		2321 S LAMAR BLVD			
	Portion of	2323 S LAMAR BLVD	7		
5	303138	2349 1/2 S LAMAR BLVD	cs	CS-V	
ĭ	<u> I</u>	2349 S LAMAR BLVD			
		2421 BLUEBONNET LN			
1		2301 S LAMAR BLVD	- cs	CS-V	
	2	2319 S LAMAR BLVD			
- 1	5015175 E	2401 S LAMAR BLVD	CS; GR-CO	CS-V; GR-V-CC	
-		2401 1/2 S LAMAR BLVD	<u> </u>		
ĺ		2601 S LAMAR BLVD 2605 S LAMAR BLVD	cs	00.14	
	the second secon	2611 S LAMAR BLVD	-	CS-V	
_		2525 S LAMAR BLVD	<del></del>	CS-V	
6		2529 S LAMAR BLVD	cs		
		2529 1/2 S LAMAR BLVD	1 "		
· F	12	2613 S LAMAR BLVD	22 1 2 22		
		633 S LAMAR BLVD	CS; LO-CO	CS-V; LO-V-CO	
Γ	707241	2405 S LAMAR BLVD	CS; LR-CO; LO-CO	CS-V; LR-V-CO;	
		501 S LAMAR BLVD	C3, LR-C0, L0-C0	LO-V-CO	
		707 S LAMAR BLVD	cs	CS-V	
7	[2	709 S LAMAR BLVD	03		
	22/09/ Pm	701 S LAMAR BLVD	cs	CS-V	
	. 2	701 1/2 S LAMAR BLVD			
F		810 MANCHACA RD	CS	CS-V	
9 -		805 S LAMAR BLVD	CS	CS-V	
	311543H H	801 S LAMAR BLVD	cs	CS-V	
		803 S LAMAR BLVD	000		
<u> </u>		901 S LAMAR BLVD 107 S LAMAR BLVD	CS	CS-V	
-		107 S LAMAR BLVD	CS	CS-V	
-		109 S LAMAR BLVD	CS	CS-V	
10		001 S LAMAR BLVD	- 53	<u> </u>	
ļ	127	003 S LAMAR BLVD	<b> </b>		
		005 S LAMAR BLVD	CS; CS-1	CS-V; CS-1-V	
		104 MANCHACA RD	4		

# South Lamar Neighborhood Planning Area VMU Tract Table C14-2008-0019

TRACT#	TCAD PROPERTY ID#	COA ADDRESS	FROM	то
11	305351	3201 S LAMAR BLVD	CS	CS-V
	305349	3323 S LAMAR BLVD	CS; CS-1	CS-V; CS-1-V
	305350	3203 S LAMAR BLVD 3205 S LAMAR BLVD	CS	CS-V
	305354	3401 S LAMAR BLVD	CS	CS-V
12	305357	3501 S LAMAR BLVD	CS	CS-V
	305358	3503 S LAMAR BLVD	CS	CS-V
	359388	3415 1/2 S LAMAR BLVD 3503 1/2 S LAMAR BLVD	CS	CS-V
	359390	3411 S LAMAR BLVD	CS	CS-V
13	306056	3607 S LAMAR BLVD	GR-CO	GR-V-CO
	306069	3701 S LAMAR BLVD	GR-CO	GR-V-CO
	306063 1	3801 S LAMAR BLVD NB 3810 1/2 VICTORY DR	GR	GR-V
	306064	3901 S LAMAR BLVD NB	GR	GR-V
Ī	306065	3815 S LAMAR BLVD NB	GR	GR-V
ſ	306066	3949 S LAMAR BLVD NB	CS	CS-V
14	306067	3909 S LAMAR BLVD NB	GR	GR-V
' [	306068	LOT 2 L W S ADDN NO 4	GR	GR-V
	508993	.545 ACR OF LOT A WALTERS SUBD	CS	CS-V
	508992	4211 S LAMAR BLVD NB	CS; CS-1	CS-V; CS-1-V
	508994	3941 1/2 S LAMAR BLVD NB 4001 S LAMAR BLVD NB 4015 S LAMAR BLVD NB	cs	CS-V
15		2428 W BEN WHITE BLVD WB	CS	CS-V

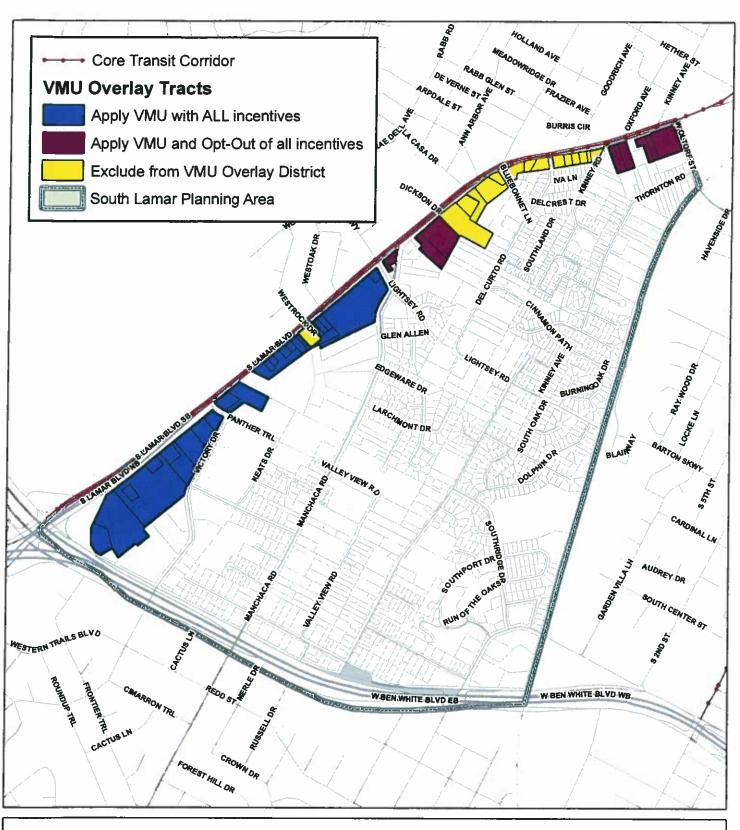
#### South Lamar VMU Neighborhood Recommendations Revised on 3/17/08 C14-2008-0019

			VMU Ove	erlay District		
ſ		All VMU-		OPT OUT (2)	BOXET TO A	
	Tract # (1)	Related Standards Apply	Dimensional Standards	Parking Reduction	Additional Ground Floor Uses in Office Districts	Exclude from VMU Overlay District
	1, 2, 7, 9	(4)	Х	Х	Х	
	3-6 11		11			×
	10, 12-15	Х				

#### **RECOMMENDED AN AFFORDABILITY LEVEL OF:**

## 60% OF THE MEDIAN FAMILY INCOME FOR 10% OF THE RESIDENTIAL UNITS AVAILABLE FOR RENTAL WITHIN A VERTICAL MIXED USE BUILDING

- (1) The tract number refers to the numbered tracts on the Vertical Mixed Use (VMU) Tract Map.
- (2) Please refer to attached information for explanations of Opt-Out options.





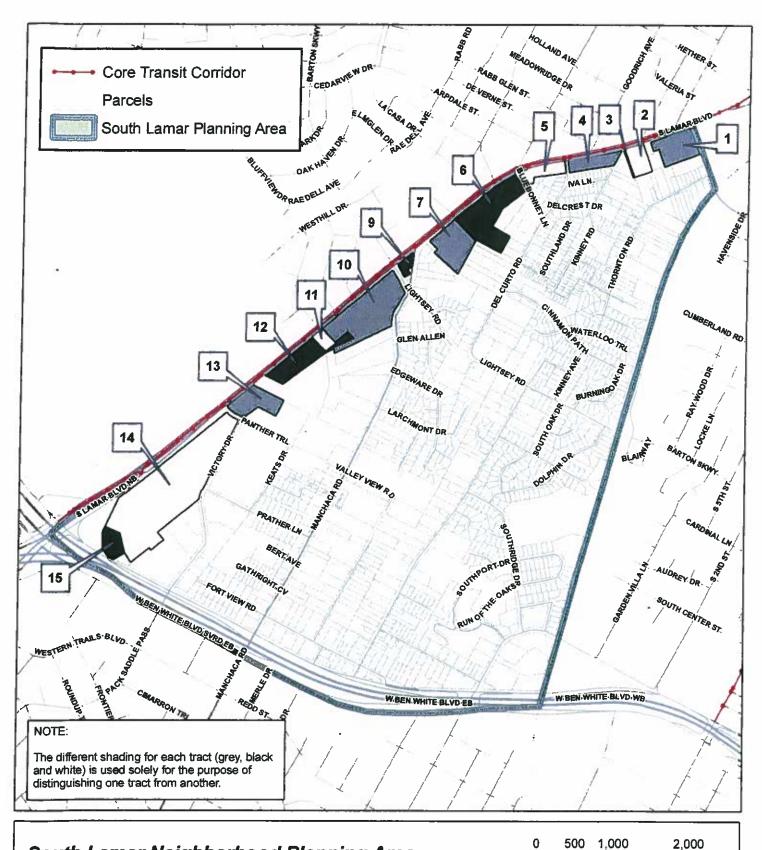
Produced by City of Austin Neighborhood Planning and Zoning Dept.

March 27, 2008

500 1,000

2,000

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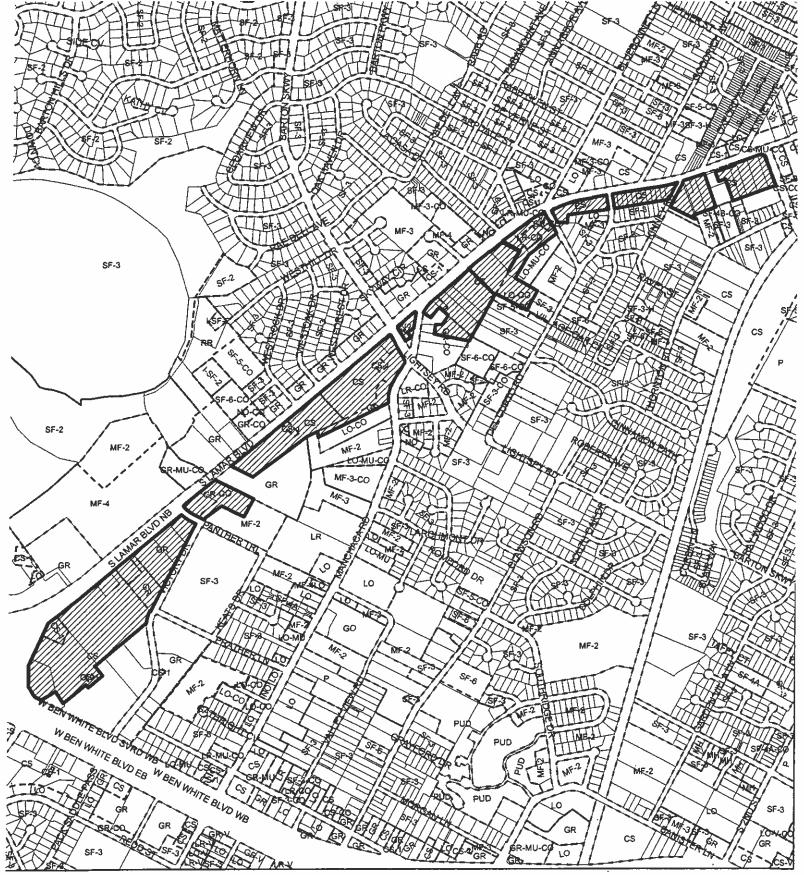




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■ Feet

Produced by City of Austin Neighborhood Planning and Zoning Dept. February 20, 2008





SUBJECT TRACT **ZONING BOUNDARY** 

**PENDING CASE** 

#### **ZONING**

ZONING CASE#: C14-2008-0019 **SOUTH LAMAR NPA** ADDRESS: **73.21 ACRES** SUBJECT AREA:

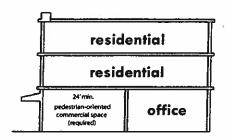
F19, G19-20 & H20 GRID: M. LAURSEN MANAGER:

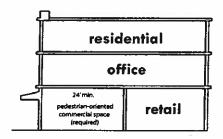


# OVERVIEW OF VERTICAL MIXED USE (VMU) AND THE VMU OPT-IN/OPT-OUT PROCESS

#### WHAT IS A VERTICAL MIXED USE BUILDING?

A vertical mixed use building contains a mix of residential and commercial uses. Typically, commercial uses (i.e. retail shops, restaurants, offices) are located on the ground floor, while residential units (condominiums or apartments) are located on upper levels. Below, are some examples of a vertical mixed use building:





#### WHAT IS THE VERTICAL MIXED USE (VMU) OVERLAY DISTRICT?

In an effort to encourage vertical mixed use buildings, the City Council established a vertical mixed use (VMU) overlay district. The district includes most commercially zoned and used properties along Core Transit Corridors and Future Core Transit Corridors as defined in the Commercial Design Standards. Core Transit Corridors include roadways that have or will have a sufficient population density, mix of uses, and transit facilities to encourage and support transit use. Examples include sections of South Congress Avenue, Riverside Drive, North and South Lamar Boulevard, and Guadalupe Street. Properties within this district have the additional option to develop a vertical mixed use building subject to specific design standards.

#### WHY VERTICAL MIXED USE BUILDINGS?

- Encourages density on commercial corridors with higher levels of transit service
- · Focused on the creation of a high quality pedestrian and transit-supportive environment
- Consistent with Envision Central Texas (ECT) Preferred Scenario
- Provides a more sustainable development pattern

#### WHAT ARE THE STANDARDS FOR A BUILDING?

- Must have a mix of uses
- Must have pedestrian-oriented spaces on the ground floor
- Must contain residential dwelling units
- Possibility for relaxed site development standards—some of which require a residential affordability component

#### WHAT ARE THE RELAXED SITE DEVELOPMENT STANDARDS?

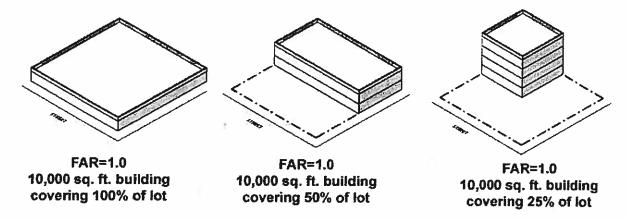
#### **Dimensional Standards**

These dimensional standards listed below are a "package" and must be accepted or rejected as such in the opt-in/opt-out process.

- Setbacks—no minimum front, street side or interior side yard setbacks. A setback refers to how far a building must be placed from a particular property line.
- Floor to Area Ratio—no floor to area ratio (FAR) limit.

The floor area ratio (FAR) is the principal bulk regulation controlling the size of buildings. FAR is the ratio of total building floor area in relation to the area of its zoning lot. Each zoning district has an FAR control which, when multiplied by the lot area of the zoning lot, produces the maximum amount of floor area allowable in a building on the zoning lot.

For example, on a 10,000 square-foot zoning lot in a district with a maximum FAR of 1.0, the floor area of a building cannot exceed 10,000 square feet.



- Building Coverage—no building coverage limit. Most zoning districts place a percentage
  limit on the amount of a lot that may be covered by a building. This provision would not
  change the amount of impervious cover allowed on site. Impervious cover is anything that
  stops water from being absorbed into the ground and includes such things as buildings,
  driveways, and sidewalks.
- Minimum Site Area—no "minimum site area" requirements. Site area requirements limit the
  number of dwelling units on a site by requiring a certain amount of square footage at a site
  for a specific type of multi-family unit (efficiency, one-bedroom, two-bedroom, etc.). For
  example, if a zoning district for a 10,000 square foot lot requires 2,500 square feet for each
  two-bedroom unit, then four two-bedroom units can be built on that lot.

#### Off-Street Parking Reduction

Minimum off-street parking for the commercial uses within a VMU building can be reduced to 60% of the normal Land Development Code requirements. Residential uses within a VMU building receive this parking reduction by right and cannot be changed through this process. The parking reduction cannot be used in addition to any other parking reduction allowances

such as the one for properties within the Urban Core. Below are some typical uses and the amount of parking required.

- A small restaurant or bar, billiard parlor—one space per 100 sq/ft of floor space
- Convenience Store, bank, bowling alley, liquor store, barber shop, yoga studio, pet shop one space per 275 sq/ft of floor space
- Furniture or carpet store—one space per 500 sq/ft of floor space

#### Additional Ground Floor Commercial Uses in Office Districts

If approved through the opt-in/opt-out process, the following commercial uses will be allowed in a VMU building in an office zoning district (NO, LO, GO):

- Consumer convenience services (allows private postal boxes, safety deposit boxes, and ATMs)
- Food Sales (allows grocery stores, delicatessens, meat markets, retail bakeries, and candy shops),
- General Retail Sales Convenience and General (allows a full range of retail establishments)
- Restaurants Limited and General (without drive-thrus).

Zoning use information can be found starting on page 45 of the following document: <a href="http://www.ci.austin.tx.us/zoning/downloads/np">http://www.ci.austin.tx.us/zoning/downloads/np</a> guide.pdf.

#### WHAT IS THE OPT-IN/OPT-OUT PROCESS?

The City Council established a one-time process whereby neighborhoods provided recommendations on the location and the development characteristics of Vertical Mixed Use (VMU) buildings. Application materials were sent to each registered neighborhood planning team, or neighborhood association if there was not an established planning team.

The Neighborhood Planning & Zoning Department is currently in the process of reviewing the application submittals and forwarding the neighborhood recommendations to Planning Commission and City Council. The Planning Commission reviews the neighborhood requests and forwards a recommendation to City Council. After considering the Neighborhood's and Planning Commission's recommendations, the City Council makes a decision on the vertical mixed use application.

#### WHAT TYPES OF RECOMMENDATIONS CAN BE MADE BY THE NEIGHBORHOOD?

- 1) Amend the boundaries of the vertical mixed use overlay district to remove a property from the overlay district. If a property is removed from the overlay district, a vertical mixed use building is not permitted on the property.
- Allow for the vertical mixed use building option on properties outside of the VMU Overlay. A
  neighborhood can recommend to opt-in a commercially zoned property with any of the
  relaxed dimensional standards.
- VMU Overlay District Opt-Out—the neighborhood can recommend to remove some or all of the relaxed site development standards to the VMU eligible properties within the overlay district.

4) Affordability Level—If VMU Buildings are approved through the opt-in/opt-out process and take advantage of the dimensional and/or parking exemptions they are subject to certain affordability requirements.

**Owner-Occupied Units**—Five percent of residential units shall be affordable for households earning no more than 80 percent of the current Median Family Income (MFI). Five percent of the residential units shall be affordable for households earning no more than 100 percent of the MFI. The affordability period is 99 years.

**Rental Units**—Ten percent of the residential units shall be affordable for households earning no more than 80 percent of the current MFI. As part of the opt-in/opt-out process, a neighborhood association or neighborhood planning team may request that the affordable rental units be available for renters earning a lower percentage of the median family income. This percentage can range from 80% to as low as 60 percent of the median family income. The affordability period is 40 years.

#### OTHER FREQUENTLY ASKED QUESTIONS:

## DO I HAVE TO BUILD A VERTICAL MIXED USE BUILDING IF I GET REZONED THROUGH THE OPT-IN/OPT-OUT PROCESS?

The vertical mixed use combining district adds an additional development option to a property. Any property owner that gets their property rezoned through the opt-in/opt-out process to add the vertical mixed use building "V" combining district will still have the right to (re)develop under their existing base zoning district.

#### **HOW HIGH CAN A VERTICAL MIXED USE BUILDING BE BUILT?**

A vertical mixed use building cannot be built any higher than the base zoning district. For example, if your zoning is GR-V (community commercial-vertical mixed use building-combining district), the height limit would be 60 feet which is permitted under GR zoning.

## IF THERE IS NO MINIMUM FRONT, STREET SIDE OR INTERIOR SIDE YARD SETBACKS CAN A VMU BUILDING BE BUILT RIGHT ON MY PROPERTY LINE?

The City of Austin requires compatibility standards to help minimize negative impacts between low-intensity and high-intensity uses. Any lot zoned for condominium, multifamily, office, commercial, or industrial uses must comply with compatibility standards if it is adjacent to, across the street from, or within 540 feet of a single-family zoning district or use.

## HOW WILL I KNOW IF/WHEN A VERTICAL MIXED USE BUILDING IS BEING CONSTRUCTED?

Any property owner/developer who chooses to construct a vertical mixed use building must submit a site plan to the City. Filing of a site plan requires a notice of application be sent to all property owners and registered neighborhood organizations within 300 feet of the site via US Mail.

#### WHAT CAN I DO IF I DO NOT AGREE WITH THE NEIGHBORHOOD RECOMMENDATION?

The Opt-In/Opt-Out process includes two public hearings, first at Planning Commission and then at City Council. If you do not agree with the neighborhood recommendations you can submit a public comment form or email the zoning case manager with your comments. All comments will be forwarded to both Planning Commission and City Council. There is also an opportunity to attend the public hearings and state your comments directly to the Commissioners and City Council members.

## HOW CAN I GET A VMU BUILDING ON MY PROPERTY IF I AM NOT IN THE OVERLAY DISTRICT?

Any property owner can apply for a rezoning of their property to add the vertical mixed use building "V" combining district. The Planning Commission reviews the applicant's request and forwards a recommendation to City Council.

## IF THERE IS NOT A MINIMUM BUILDING COVERAGE REQUIREMENT, ARE THERE ANY OTHER LIMITATIONS ON BUILDING COVERAGE ON A LOT?

The City's impervious cover limits and compatibility standards will still apply.

## WHERE CAN I FIND MORE INFORMATION ABOUT THE COMMERCIAL DESIGN STANDARDS AND VMU?

http://www.ci.austin.tx.us/planning/downloads/Subchapter\_E\_Design\_Standards.pdf http://www.ci.austin.tx.us/planning/verticalmixeduse.htm

#### Laursen, Melissa

From:

Mitch Vollmer

Sent:

Monday, February 11, 2008 8:31 AM

To:

Laursen, Melissa

Subject: re:planning commission hearing

#### Melissa,

I am writing regarding the information I received for the planning and zoning of the South Lamar neighborhood (File Number: C14-2008-0019). I will be unable to attend the meeting and wanted to make sure my voice was heard.

I am strongly opposed to the relaxed site development standards and off street parking reduction. How can our city council seriously recommend no minimum front, street side or interior yard setbacks? Or to have no Floor to Area Ratio limit? As I read on and learn there also considering no building coverage limit or minimum site area requirements? All I can think is that our city council people must be pocketing a lot of money from investors who would love to see them approve this.

Perhaps next time, if the city wants to make a significant zoning change to MY community they can give me more than ten days notice so I can attend in person. However, rest assured any of you that approve this zoning change have clearly lost my vote and also what I consider to be the best interest for my neighborhood.

Mitch Vollmers 3406 Manchaca Dr. Unit #42 Austin, TX 78704

Never miss a thing. Make Yahoo your homepage.

# PLANNING COMMISSION COMMENT FORM

You may send your written comments to the Neighborhood Planning and Zoning Department, P. O. Box 1088, C/O Melissa Laursen, Austin, TX 78767-8835.

File # C14-2008-0019

Planning Commission Hearing Date: February 12, 2008

Name (please print) (200FF AND MARY LOW RICH

Address 2122 OKFORD AVENUE

☐ I am in favor
(Estoy de acuerdo)
☐ I object
(No estoy de acuerdo)

You may send your written comments to the Neighborhood Planning and 1088, C/O Melissa Laursen, Austin, TX 78767-8835.	Zoning	g Department, P. O. Box
File # C14-2008-0019 Planning Commission Hear	ing Da	ate: February 12, 2008
Name (please print) Scott Moguli Address 2.216 Thornton Road #431, 78704	N N	I am in favor (Estoy de acuerdo) I object (No estoy de acuerdo)

#### PLANNING COMMISSION HEARING

DATE: February 12, 2008 TIME: 6:00 P.M. LOCATION: City Hall, Rm. 1002, Council Chambers

301 W. 2nd Street, Austin

#### CITY COUNCIL HEARING

DATE: February 28, 2008 TIME: 4:00 P.M LOCATION: City Hall, Rm. 1002, Council Chambers

301 W. 2nd Street, Austin

For questions regarding the vertical mixed use application for the South Lamar Neighborhood Planning Area, please call Melissa Laursen at (512) 974-7226 or email at: melissa.laursen@ci.austin.tx.us. Si Ud Necesita información en Español, favor de llamar a Andrew Holubeck al (512) 974-2054. Office hours are 8:00 AM to 5:00 PM Monday through Friday. Please be sure to refer to the File Number on the first page when you call. See attached sheets for more information.

#### PLANNING COMMISSION COMMENT FORM

You may send your written comments to the Neighborhood Planning and Zoning Department, P. O. Box 1088, C/O Melissa Laursen, Austin, TX 78767-8835.

File # C14-2008-0019

Planning Commission Hearing Date: February 12, 2008

Name (please print) DA sid Harrell

Address 1409 W OCTORF

I am in favor (Estoy de acuerdo)

☐ I object

(No estoy de acuerdo)

#### INFORMATION ON PUBLIC HEARINGS

THE NEIGHBORHOOD PLANNING AND ZONING DEPARTMENT HAS FILED AN APPLICATION TO IMPLEMENT THE VERTICAL MIXED-USE (VMU) LAND USE REGULATIONS. THIS NOTICE HAS BEEN MAILED TO YOU BECAUSE YOU OWN PROPERTY WITHIN 300 FEET OF A VMU ELIGIBLE PROPERTY OR YOU ARE A CONTACT PERSON FOR A NEIGHBORHOOD ORGANIZATION WHOSE BOUNDARIES INCLUDE A VMU ELIGIBLE PROPERTY.

This request for zoning/rezoning will be reviewed and acted upon at two public hearings: First, before the Planning Commission and then before the City Council. After a public hearing, the Planning Commission reviews and evaluates City staff recommendation and public input and then sends its own recommendation on the proposed VMU land use regulations to the City Council. Meeting dates and locations are shown on this notice.

During its public hearing, the board or commission may postpone or continue an applicant's hearing to a later date. If the board or commission announces a specific date and time for a postponement or continuation that is not later than 60 days from the announcement, no further notice is required.

During its public hearing, the City Council may grant or deny a zoning request, or rezone the land to a less intensive zoning than requested but in no case will it grant a more intensive zoning.

PLANNING COMMISSION COMMENT FORM	\
You may send your written comments to the Neighborhood Planning and 2 1088, C/O Melissa Laursen, Austin, TX 78767-8835.	Zoning Department, P. O. Box
File # C14-2008-0019 Planning Commission Hear	ing Date: February 12, 2008
Name (please print) CAMILLE PERRY	☐ I am in favor
Address 2211 IVA LN AUSTIN TX 78704	(Estoy de acuerdo) I object (No estoy de acuerdo)

	PLANNING COMMISSION COMMENT FORM You may send your written comments to the Neighbor	File No. C14-2008-	0019 (74.74 Acres)
	You may send your written comments to the Neighbor 1088, C/O Melissa Laursen, Austin, TX 78767-8835.	hood Planning and Zo	ning Department, P. O. Box
	THE !! CIT POST TO STATE OF THE	•	g Date: February 12, 2008
	Name (please print) Sharon Gillosp		☐ I am in favor (Estov de acuerdo)
	Address 2210 Del Curto 78	3704	(Estoy de acuerdo) I object (No estoy de acuerdo)
1	I don't think the VMU concertage in dose proximity information on P	rept works v residential	vell when neighbarhaad
	Or in dose proximity information on P	UBLIC HEARINGS	

PLANNING COMMISSION HEARING

DATE: February 12, 2008

TIME: 6:00 P.M.

LOCATION: City Hall, Rm. 1002, Council Chambers

301 W. 2nd Street, Austin

CITY COUNCIL HEARING

DATE: February 28, 2008

TIME: 4:00 P.M

LOCATION: City Hall, Rm. 1002, Council Chambers

301 W. 2nd Street, Austin

For questions regarding the vertical mixed use application for the South Lamar Neighborhood Planning Area, please call Melissa Laursen at (512) 974-7226 or email at: melissa.laursen@ci.austin.tx.us. Si Ud Necesita información en Español, favor de llamar a Andrew Holubeck al (512) 974-2054. Office hours are 8:00 AM to 5:00 PM Monday through Friday. Please be sure to refer to the File Number on the first page when you call. See attached sheets for more information.

#### PLANNING COMMISSION COMMENT FORM

You may send your written comments to the Neighborhood Planning and Zoning Department, P. O. Box 1088, C/O Melissa Laursen, Austin, TX 78767-8835.

File # C14-2008-0019

Planning Commission Hearing Date: February 12, 2008

Name (please print) Patrick C. Garlington 4 Kevin Babb I I am in favor (Estoy de acuerdo)

Address 3406 MANChaca rd 15, Anstin, TX, 78704 

One estoy de acuerdo

(No estoy de acuerdo)
We fully support this project, contact for comments

2211 Iva Lane Austin, TX 78704-4911 April 23, 2008

Ms. Melissa Laursen City of Austin Planning & Zoning Austin, TX

via Hand Delivery

Dear Ms. Laursen:

Re: Attached Petition Additions for Case # C14-2008-0019

Notice that Mr. Craig Boyce is the second person who has signed for the address, 2206 Iva Lane. This is because that house sold. The closing was last week and he is the new owner. The previous owner, Joyce Barnett, signed the first batch of petitions turned in to you.

Thank you,

Camille Perry

## PETITION - 2dd: tion

Date: February 21,2008

File Number: C14-2008-0019

	Address of Rezoning Request 2201 Kinney Ro (5. Lamar Self Storage & Wine Cellar)		
	(5. Lamar Self Storage & Wine Cellar)		
	To: Austin City Council		
	We, the undersigned owners of property affected by the requested zoning change described in the referenced file, do hereby protest against any change of the Land Development Gode which would zone the property to any classification other than Commercial Services (CS) or current zoning.		
We/I are/am opposed to the proposed change to Vertical Mixed Use (VMU) Zo at this location because:  1) the off-street parking reduction offered would be at the expense neighboring residences and businesses alike, and/or;  2) there would be no required minimum front, street side, or interivant setbacks; no floor to area ratio (FAR) limits, no building coverage limits; and no "minimum site area" requirements, and/or  3) it would limit future uses of the property.			
	Signature Printed Name Address		
(	Craig Boyee 2206 IVA LA		
20			
6			
1	Date: 2/21/2008 Contact Name: Cam://e Perry		
	Phone Number: (512) 444-0754		
-	or Moria James		

444-7830

## PETITION - addition

Date: February 21 ,2008

File Number: <u>C14-2008-0019</u>

	ni ni	Address of Rezo	òr	2201 S. Lamar Blvd. 2203 S. Lamar Blvd. (T.CAD)
To:	Austin City Cou	ncil	(Down	Under Auto Sales)
change change	described in the of the Land Deve	ers of property af referenced file, lopment Code which an Lommercial S	do hereby pro would zone t	test against any he property to any
at this 1) neighbo 2) yard se	location because the off-street ring residences there would be tbacks; no floor and no "minimum"	e; parking reduction and businesses ali no required minim	offered would ke, and/or; um front, str R) limits, no ements, and/o	Mixed Use (VMU) Zoning  d be at the expense of  eet side, or interior  building coverage
Si	gnature	Printed Name	Addre	ess
		Craig Boyo	'E 22	06 TVA LAND
والمستوادة		÷-		
Pate:	2/21/2008		ame: Cam	1
				444-0754
		6~	Moria Ja	
			444 - 7	830

# PETITION-addition

Date: February 21 ,2008

File Number: <u>C14 - 2008-0019</u>

444 -7830

Address of Rezoning Request 2205 S. Lamar Blvd.

	(Dr. Gary H Willcox - Dental Office)
To: Austin City Council	•
change described in the referenced change of the Land Development Cod	erty affected by the requested zoning file, do hereby protest against any e which would zone the property to any Services (CS) or current zoning.
at this location because:  1) the off-street parking remainshoring residences and business 2) there would be no required	I minimum front, street side, or interior tio (FAR) limits, no building coverage requirements, and/or
Signature Printed 1	<del></del>
Crais	gBoyce 2206 Iva Lune
	*)
Tate: 2/21/2008 Co	ntact Name: Camille Perry
•	one Number: (512) 444-0754
	or Moria James

## PETITION - Additions for address below

Eate: <u>February 21, 2008</u>
File Number: <u>C14-2008-0019</u>

			<del></del>
	Address of Rezo	ning Request 222	3 S. Lamar Blvd.
To: Austin City	75%	Chube	Pitstop)
We, the undersigned of change described in a change of the Land De classification other	the referenced file, a	do hereby protest age	inst any
neighboring residence 2) there would yard setbacks; no flo limits; and no "minim	et parking reduction as and businesses alik be no required minimulor to area ratio (FAR	offered would be at ce, and/or; m front, street side c) limits, no building ments, and/or	the expense of
Sighature	Printed Name  Knstsk	Address k 2203 lu	m Ln Austin T
	<del></del>		
	Parada de a ser esta		
			-
ate: 2/21/200	8 Contact Na	me: Moria Ja	n es
•	Fhone Numb	/m/= 1 = 0, · · · · ·	7/00 7/4
	31	or Comille Peri	• (I)
		444-0754	

## PETITION-addition

Date: February 21 , 2008

	File Nu	mber: <u>C/4-2008-0019</u>
<b>A</b> d	ldress of Rezoning Re	(Lube Pitstop)
To: Austin City Council		1,
We, the undersigned owners of change described in the reference of the Land Development classification other than	erenced file, do herel ent Code which would a	by protest against any zone the property to any
at this location because:  1) the off-street park neighboring residences and b	ing reduction offered usinesses alike, and/equired minimum front rea ratio (FAR) limit area" requirements,	c, street side, or interior cs, no building coverage and/or
Signature Pr	inted Name	Address
SA R	GONELLE STORTE	2207 IVA LANG 2206 IVG /ANG
	raig Boyce	2206 IUG / MAY 9
		a a
300 P 160 3 60 0 19 60 10 0 12 10 10 10 10 10 10 10 10 10 10 10 10 10	3 a 2 f - 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1	
Tate: 2/21/2008	Contact Name: C	smille Perry
• •		512) 444 - 0754
)	7	oria James

444 - 7830

## PETITION - 2 deitions for address below

			Date: Vebruary 21, 2008	
		F1	le Number: C14-2008-0019	
		Address of Rezoni	ng Request 2235 S. Lamar Bl	vd.
To:	Austin City Co	139	(Van's Auto Parts)	
change change	described in the	ne referenced file, do velopment Code which wo	cted by the requested zoning hereby protest against any buld zone the property to any dervices (CS) or current Zoning	
We/I at at this 1) neighbo 2) yard se	re/am opposed to a location becau the off-stree oring residences there would b otbacks; no floo- and no "minimu	the proposed change to se; t parking reduction of and businesses alike, e no required minimum	fered would be at the expense of and/or; front, street side, or interior limits, no building coverage and/or	
	gnature	Printed Name KrisHostiMa	Address 2 2203 lug Lu. Aus 6n 7	Ys ru
		e.		

rate: 2/21/2008

Contact Name: Moris James

Phone Number: 444-7830

or Camille Perry 444-0754

#### PETITION-addition

Date: February 21, 2008

File Number: <u>C14 - 2008 - 0019</u>

Address of Rezoning Request 2235 South Lamar Blvd.

(Van's Auto Parts)

To: Austin City Council

We, the undersigned owners of property affected by the requested zoning change described in the referenced file, do hereby protest against any change of the Land Development Code which would zone the property to any classification other than Commercial Services (CS) or current zoning.

We/I are/am opposed to the proposed change to Vertical Mixed Use (VMU) Zoning at this location because:

- 1) the off-street parking reduction offered would be at the expense of neighboring residences and businesses alike, and/or;
- 2) there would be no required minimum front, street side, or interior yard setbacks; no floor to area ratio (FAR) limits, no building coverage limits; and no "minimum site area" requirements, and/or

3) it would limit future uses of the property.

Signature	Printed Name	Address	
1/2 XVI	ROCHELLE STOUTE	2207 IVA LANC	
	= Craig Boye	E 2207 IVA LANC E 2206 FUG 2	Au e
			<del></del>
			(i)
rate: 2/21/2002	Contact Name:	Camille Perry (312) 444-0754	
, ,	Fhone Number:	(312) 444-0754	
		ria James	
		Lil. 7030	

File Number: C14-2008-0019

Address of Rezoning Request 2239 S. Lamar Blud.

(AM/PM Animal Hospital)

To: Austin City Council

We, the undersigned owners of property affected by the requested zoning change described in the referenced file, do hereby protest against any change of the Land Development Code which would zone the property to any classification other than Commercial Services (CS) or Current Zoning

We/I are/am opposed to the proposed change to Vertical Mixed Use (VMU) Zoning at this location because:

1) the off-street parking reduction offered would be at the expense of

neighboring residences and businesses alike, and/or;

2) there would be no required minimum front, street side, or interior yard setbacks; no floor to area ratio (FAR) limits, no building coverage limits; and no "minimum sits area" requirements, and/or

\$	Signature	Printe Kv3H	d Name 656kka	Address	Iva Lane	Aust
ate:	2/21/20		Contact Name: Phone Number:		- 7830	FEECE
			_	444-0	754	

# PETITION - addition

Austin City Council

To:

Date: February 21 ,2008

File Number: <u>C14-2008-0019</u>

Address of Rezoning Request 2239 5. Lamar Blvd.

(AM / PM Animal Hospital)

We, the undersigned owners of property affected by the requested zoning change described in the referenced file, do hereby protest against any change of the Land Development Code which would zone the property to any classification other than demmercial Services (CS) or current zoning.  We/I are/am opposed to the proposed change to Vertical Mixed Use (VMU) Zoning at this location because:  1) the off-street parking reduction offered would be at the expense of neighboring residences and businesses alike, and/or;  2) there would be no required minimum front, street side, or interior yard setbacks; no floor to area ratio (FAR) limits, no building coverage limits; and no "minimum site area" requirements, and/or  3) it would limit future uses of the property.
Signature Printed Name Address
ROCHELLE STORTE 2207 IVA LANE
Craig Boyee 2007 IVA LAWE
No.
Phone Number: (512) 444-0754
Phone Number: (512) 444-0754  or Moris James
·
444-7830

# PETITION-2ddition

Date: February 21, 2008
File Number: <u>C14 - 2008 - 0019</u>
Address of Rezoning Request 2249 5. Lamar Blvd.  (Eureka Car Wash)
To: Austin City Council
We, the undersigned owners of property affected by the requested zoning change described in the referenced file, do hereby protest against any change of the Land Development Code which would zone the property to any classification other than Commercial Services (CS) or courset zoning.
We/I are/am opposed to the proposed change to Vertical Mixed Use (VMU) Zoning at this location because:  1) the off-street parking reduction offered would be at the expense of neighboring residences and businesses alike, and/or;  2) there would be no required minimum front, street side, or interior yard setbacks; no floor to area ratio (FAR) limits, no building coverage limits; and no "minimum site area" requirements, and/or  3) it would limit future uses of the property.
Signature Printed Name Address
REST ROCHEUG STORTE 2207 (VA LANE
REST ROCHEUG STORTE 2207 IVA LANE Craig Boyce SZOB F Va Lova e
Date: 2/21/2008 Contact Name: Camille Perry
Fhone Number: (512) 444-0754

or Moria James

444-7830

Date: <u>February 21, 2008</u>
File Number: <u>C14-2008-0019</u>

Address of Rezoning Request 2201 Kinney Ro

(S. Lamar Self Storage & Wine Cellar)

To:	Austin City Cour	ICII		
chang chang class	ge described in the ge of the Land Devel sification other tha	referenced file, do lopment Code which wo Lommercial Ser	ted by the requested zoning hereby protest against any uld zone the property to any rvices (CS) or current zon	ing a
at the neight yard limit	is location because 1) the off-street boring residences a 2) there would be setbacks; no floor s; and no "minimum"	parking reduction of and businesses alike, no required minimum:	front, street side, or inter limits, no building coverage nts, and/or	e of ior
	Signature	Printed Name	Address	
by i	FAX - attached		2206 Ira Lane	
Your	HILL LOD CLOSE	S Gary H.Wil	YroxDK 2205 South	Lam
Thu	I was	Paul Cimina	COXDIS 2305 South 2204 Iva Lane	(
V	7	J3 - J3		
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		Л		<del></del>
			<del></del>	
				<del></del>
Date:	February 21, 2	Loo & Contact Name	: Camille Perry	
	•	Phone Number	: 444-0754	<del></del>
	2	or M	oria James	
	2.	44	14-7830	

# PETITION- (dition for address below)

Cates February 21, 2008

File Number: C14-2008-0019

Address of Rezoning Request 22.01 Kisney Ro (S. Lamar Self Storage & Wine Cellar)

To: Austin City Council

We, the undersigned owners of property affected by the requested zoning change described in the referenced file, do hereby protest against any change of the Land Development Code which would zone the property to any classification other than Commercial Services ((5) or current zoning

We/I are/am opposed to the proposed change to Vertical Mixed Use (VMU) Zoning at this location because:

1) the off-street parking reduction offered would be at the expense of

neighboring residences and businesses alike, and/or;

2) there would be no required minimum front, street side, or interior yand setbacks; no floor to area ratio (FAR) limits, no building coverage limits; and no "minimum site area" requirements, and/or

Signatur	<u> </u>	Printed Name		Address		
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fate: 1/2	1/2008	Contac Fhone	t Name: Number:	Cami	11e Perm 444-075	9

Austin City Council

To:

Date: February 21 ,2008

(Down Under Auto Sales)

or 2203 S. Lamar Blud. (T.CAD)

File Number: <u>C14-2008-0019</u>

Address of Rezoning Request 2201 S. Lamar Blvd.

change described in the change of the Land Devel classification other that we/I are/am opposed to the at this location because 1) the off-street neighboring residences a 2) there would be yard setbacks; no floor limits; and no "minimum"	referenced file, do he commercial Service the proposed change to parking reduction off and businesses alike, no required minimum for to area ratio (FAR) 1	ront, street side, or interior imits, no building coverage ts, and/or	<b>5</b>
Signature	Printed Name	Address	
by FAX-attached		2206 Iva Lane	
Horrish Willen	DE Grand Will	2206 Iva Lane CapDD 2205 South La 2204 Iva Lane	a ma
fact if	Paul Cominge	2204 Ivalano	
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	<del></del>		
Date: 2/2//2008	Contact Name:	Camille Perry	
	Phone Number:	(512) 444-0754	
	gr	Moria James	
		444-7830	

# PETITION (addition for address below)

Date: February 21, 2008

File Number: <u>C14-2008-0019</u>

Address of Resoning Request 2301 South Lamar

Or 2203 5. Lamar Blvd (T-CAD)
(Down Under Auto Sales)

To: Austin City Council

We, the undersigned owners of property affected by the requested soning change described in the referenced file, do hereby protest against any change of the Land Development Code which would zone the property to any classification other than Commercial Services (CS) or current zoning.

We/I are/am opposed to the proposed change to Vertical Mixed Use (VMU) Zoning at this location because:

1) the off-street parking reduction offered would be at the expense of

neighboring residences and businesses alike, and/or;

2) there would be no required minimum front, street side, or interior yard setbacks; no floor to area ratio (FAR) limits, no building coverage limits; and no "minimum site area" requirements, and/or

Signature	Printed Name	Address
Sara Rand	Joyce BARN	off 2206 Tun Ln.
$\bigcirc$		
		a lo di
//A		
rate: 2/21/2008	Contact Name:	(512) 444-0754
	Phone Number:	(512) 444-0754

Date: February 21 ,2008

File Number: <u>C14-2008-0019</u>

( Dr. Gary H. Willcox - Dental Office)

Address of Rezoning Request 2205 S. Lamar Blvd.

To:	Austin City Con	uncil	, , , , , , , , , , , , , , , , , , ,
chang chang	ge described in the ge of the Land Deve	e referenced file, do helopment Code which wou	ed by the requested zoning ereby protest against any ld zone the property to any (CS) or current zening.
We/I at th neigh yard	are/am opposed to is location becaus 1) the off-street boring residences 2) there would be setbacks; no floors; and no "minimum	the proposed change to e: parking reduction off and businesses alike, a no required minimum f:	Vertical Mixed Use (VMU) Zoning ered would be at the expense of and/or; ront, street side, or interior imits, no building coverage ts, and/or
1	Signature	Printed Name	Address
by F	Ax-attached		2206 Ivs Lone
Jan Jan	ul in	Gary H.Willege Brannon F Andren Paul Cenings	DIS 2205 South Lama 5 7208 Ivalane 2704 Ivalane
Date:	2/21 /2008	Contact Name:	Camille Perry
			(512) 444-0754
		or	Moris James
			444-7830

# PETITION-Codition for address below)

		Date	February 21,2008	
		File Number:	C14-2008-0019	
	Address of	Rezoning Request	1205 S. Lamar Blad	
			lillcox - Dental Office)	
oı Austin Ci	ity Council	300000	88	
hange described hange of the Lar	ned owners of proper in the referenced f ad Development Code	lie, do hereby pr which would some	otest against any the property to any	
lassification of	ther than Commercia	Services (ES) or a	current zoning.	
e/I are/am oppose t this location	sed to the proposed because:	change to Vertical	l Mixed Use (VMU) Zoning	
eighboring resid 2) there wo and setbacks; no imits: and no "m	lences and businesse	s alike, and/or; minimum front, str o (FAR) limits, no equirements, and/o	ld be at the expense of reet side, or interior building coverage or	
Signature	Printed Na	me Addi	resa	
Jane B	mett Joyce	e Barnet	2206 Iv	*
<u> </u>			<u> </u>	
17		g.		
<del></del>	<del></del>			

Phone Number: (512) 444-0754

Date: February 21 2	800
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File Number: <u>C/4-2008-0019</u>

Address of Rezoning Request 2223 S. Lamar Blvd.

(Lube Pitstop)

To: Austin City Council

We, the undersigned owners of property affected by the requested zoning change described in the referenced file, do hereby protest against any change of the Land Development Code which would zone the property to any classification other than Commercial Services (cs) or current zoning

We/I are/am opposed to the proposed change to Vertical Mixed Use (VMU) Zoning at this location because:

1) the off-street parking reduction offered would be at the expense of neighboring residences and businesses alike, and/or;

2) there would be no required minimum front, street side, or interior yard setbacks; no floor to area ratio (FAR) limits, no building coverage limits; and no "minimum site area" requirements, and/or

	Signature	Pr	inted Name	Address	1	
<u> </u>	y FAX - attach	<u>e 4</u>		2206	Ivo Lane	
	Lary Hold	Read DIS	Gary H. W	Villex DIS	2205 Souty L 2208 Iva Lane	a
<u> </u>	eg. At		Brannon F 1	Indrews	2208 Iva Lane	<u> </u>
	au suf	12	Ev/Cernings		2204 Juglare 201 Ivalar	
$\mathcal{I}$	Mar. Dom	D W	Ioira Ja	imes Z	ZOI IVAL	7
	(				24	
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_						
Da	te: 2/21	12008	Contact Nam	ne: Camille	Perry	
			Phone Number	er: <u>(512) 44</u>	4-0754	
				m Moris	James	
				444-	7830	

# PETITION - (addition for address below)

Date: Fabruary 21 2008 File Number: <u>C14-2008-0019</u> Address of Rezoning Request 2223 5, Lamar Blod. (Lube Pitstop) Austin City Council We, the undersigned owners of property affected by the requested zoning change described in the referenced file, do hereby protest against any change of the Land Development Gode which would some the property to any classification other than Commercial Services (5) or current zoning we/I are/am opposed to the proposed change to Vertical Mixed Use (VMU) Zoning at this location because: 1) the off-street parking reduction offered would be at the expense of neighboring residences and businesses alike, and/or; 2) there would be no required minimum front, street side, or interior yard setbacks; no floor to area ratio (FAR) limits, no building coverage limits; and no "minimum site area" requirements, and/or 3) it would limit future uses of the property. Address Printed Name ovce BARNett

rate: 2 21 /2008

Signature

Tot

Camille Perri Contact Name:

(512) 444-0754 Phone Number:

Date:	February	21	2008
	1		,

File Number: C14-2008-0019

Address of Rezoning Request 2235 South Lamar Blvd.

(Van's Auto Parts)

To: Austin City Council

We, the undersigned owners of property affected by the requested zoning change described in the referenced file, do hereby protest against any change of the Land Development Code which would zone the property to any classification other than Commercial Services (CS) or current zoning.

We/I are/am opposed to the proposed change to Vertical Mixed Use (VMU) Zoning at this location because:

- 1) the off-street parking reduction offered would be at the expense of neighboring residences and businesses alike, and/or;
- 2) there would be no required minimum front, street side, or interior yard setbacks; no floor to area ratio (FAR) limits, no building coverage limits; and no "minimum site area" requirements, and/or
  - 3) it would limit future uses of the property.

	•
Signature	Printed Name Address
Ruth & fames	RUTH POWERS 2207 Del Curto Rd
by FAX - attached	2206 Iva Lane
you Willes	DE Gara H. Willcopbs 2205 South Lama
Bandale	Brannon F. Andrews 2208 Wa Lane
Harlin	Paul Comings 2704 Ivghane
mary	Moila James ZZOI Ivaly
Con S. Madd	
Fadel	FLONE SCHELL 224 84 LAR
	^
Date: 2/21/2008	Contact Name: Camille Perry
	Phone Number: (512) 444-0754
	or Moria James
	444-7830

## PETITION - addition for address below

Date: February 21 2008

File Number: C14 - 2008 -0019

Address of Rezoning Request 2235 South Lamar Blvd.

(Van's Auto Parts)

Toi Austin City Council

We, the undersigned owners of property affected by the requested zoning change described in the referenced file, do hereby protest against any change of the Land Development Code which would some the property to any classification other than Commercial Services (CS) or current zening

We/I are/am opposed to the proposed change to Vertical Mixed Use (VMU) Zoning at this location because:

1) the off-street parking reduction offered would be at the expense of

neighboring residences and businesses alike, and/or;

2) there would be no required minimum front, street side, or interior yard setbacks; no floor to area ratio (FAR) limits, no building coverage limits; and no "minimum site area" requirements, and/or

Signature	Printed Name	Address	
Jane Barret	Joyce	BARNET	2206 Iushu
			å
	E .		10
processor as management		11	
2012010111120 - Company (201			
		and the second s	
		,	
rate: 2/21/2008	Contact	lame: Camille	Perry 4-0754
<i>(</i>	Phone N	umber: (512) 44	4-0754

				( F	AM/PM	Animal	Hospital)
To:	Austin City Cour	ncil					
change change	e undersigned owner described in the of the Land Devel fication other that	referenced : opment Code	file, do he: which would	reby pro d zone t	test aga	inst any	n v
at this 1) neighbo 2) yard se	re/am opposed to to location because the off-street oring residences a there would be tbacks; no floor and no "minimum it would limit"	parking redund businesseno required to area ratistic area" r	ection offer es alike, ar minimum fro o (FAR) lim	red would or; ont, straits, no	d be at eet side	the exper	ase of
Si	gnature	Printed Na	me	Addre	ess		
Cam		Camille Ruth Pou	L		I Iva Del		
by FA	4x - attached			120	16 Iv	s Lone	-
Jary 4	Williag Do	5 Gary	+ willca	y Ms	2205	Sout	h Laur
Begu	Adlz	Branner	P. Andrew	JS	2208	Ivala	ne_
face	Lyp .	Paul Cun	virgs		2704	Ivala	<u>~</u>
Grol	Maddock	Carol	Maddo	ck	ورد	9 Iva	- hane
Dugu	the Mooney	MICHEL	LE MOON	JEY	2215	IVA	LAWE
1	110	Frank	Sclap	Ar }	2212	era (	8-6
				<del></del>			
							J15-350
Date:	2/ 21 /2008	Cont	act Name:	Cam	ille Pe	cry	
	•	Phon	e Number:	(512)	444-	0754	
				00	7	_	

444-7830

Date: February 21,2008

File Number: <u>C/4-2008-0019</u>

Address of Rezoning Request 2239 S. Lamar Blvd.

## PETITION-sadition for address below

Date: February 21 2008

File Number: C14-2008-0019

Address of Rezoning Request 2239 5. Lamar Blvd.

(AM/PM-Animal Hospital)

To: Austin City Council

We, the undersigned owners of property affected by the requested soning change described in the referenced file, do hereby protest against any change of the Land Development Code which would zone the property to any classification other than Commercial Services (CS) greatest zering.

We/I are/am opposed to the proposed change to Vertical Mixed Use (VMU) Zoning at this location because:

1) the off-street parking reduction offered would be at the expense of

neighboring residences and businesses alike, and/or;

2) there would be no required minimum front, street side, or interior yard setbacks; no floor to area ratio (FAR) limits, no building coverage limits; and no "minimum site area" requirements, and/or

Signature	Printed Name		Addire			49	
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rate: 2/ 21 /2008	Dontae	t ilame:	Cami	lle	Perry		
7-11-1	fhone 1	lumber:	(512)	44	4-0754		

	Date:	Febru	rary	21	<del> }</del>	200	8
_	-	-	_	_	_		

File Number: <u>C/4 - 2008 - 00/9</u>

Address of Rezoning Request 2249 5. Lamar Blvd

(Eureka Car Wash)

To: Austin City Council

We, the undersigned owners of property affected by the requested zoning change described in the referenced file, do hereby protest against any change of the Land Development Code which would zone the property to any classification other than Commercial Services (CS) or current zoning.

We/I are/am opposed to the proposed change to Vertical Mixed Use (VMU) Zoning at this location because:

- 1) the off-street parking reduction offered would be at the expense of neighboring residences and businesses alike, and/or;
- 2) there would be no required minimum front, street side, or interior yard setbacks; no floor to area ratio (FAR) limits, no building coverage limits; and no "minimum site area" requirements, and/or
  - 3) it would limit future uses of the property.

Signature	Printed Name	Address	
Camilla Perry	Camille Perry	2211 Ivs Lane	
Kutt E lewers	RUTH POWERS	2207 Del Custo Rd	
by FAX- ettached		2206 Iva Lane	
Burn Sock	Brannon F. Andrew	US 2208   VA Lane	
faulis	Paul Cumingen	2204 Juglare	
Carol Waddoc		209 Iva Lane	_
Durud Morre		IEY 2215 IVA LANE	_
Ful St	FRANKS CLAFA	i 2212 IVA LAME	
Sharon Shell	espe Sharon G	Gillepie 2110 Del Curto Ro	<u> </u>
	/		
		,	
Date: 2/21/20	OS Contact Nam	e: Camille Perry	
	Phone Number	r: (512) 444-0754	
	ģ	m Moria James	
		444 - 7830	

# PETITION->ddition for address balow

Date: February 21, 2008 File Number: <u>C/4 - 2008 - 00/9</u>

Address of Rezoning Request 2249 5. Lamas Blvd.

(Eurako Cor Wash)

To: Austin City Council

We, the undersigned owners of property affected by the requested soning change described in the referenced file, do hereby protest against any change of the Land Development Code which would some the property to any classification other than Commercial Services (CS) a carrent zoning

We/I are/am opposed to the proposed change to Vertical Mixed Use (VMU) Zoning at this location because:

1) the off-street parking reduction offered would be at the expense of

neighboring residences and businesses alike, and/or;

2) there would be no required minimum front, street side, or interior yard setbacks; no floor to area ratio (FAR) limits, no building coverage limits; and no "minimum site area" requirements, and/or

Signature	Printed Name	Address	
Jaco Par	Toyce	BARNETT 2:	206 Iva La
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<b></b>	<del></del>		
	<del></del>		
ate: 2/21/200	2 Contact	Hame: Camille Pe	***************************************
	Phone Nu	mber: (512) 444	-0754

We, the undersigned owners of property affected by the requested zoning change described in the referenced file, do hereby protest against any

To:

Austin City Council

Date: February 21, 2008

File Number: <u>C14-2008-0019</u>

(Kyle Chapman Motor Seles)

Address of Rezoning Request 2301 South Lamar

change of the Land Develor classification other than	opment Code which would zo Commercial Services (	cs) or current zoning.
We/I are/am opposed to the at this location because;  1) the off-street period neighboring residences and 2) there would be negard setbacks; no floor the limits; and no "minimum setbacks".	parking reduction offered and businesses alike, and/one required minimum front, to area ratio (FAR) limits	would be at the expense of or; street side, or interior or, no building coverage and/or
Signature	Printed Name	Address
Puth E Powers	AND RUTH POWER	2215 IVA LANE E 110 Dei Curtol
Dichelle Moore	MICHELLE MOONEY	2215 IVA LANE
Sharon Helle Sic	Sharon Gillesoi	e 110 Del Curtol
Date: 3/21/2008	Contact Name:	amille Perry
, ,	Phone Number: (	512) 444-0754
		Moris James
		444-7830

Date: February 21, 2008

File Number: <u>C/4-2008-0019</u>

Address of Rezoning Request 2319 South Lamar Blvd.

or 2315 S. Lamar Blvd (T-CAO)

To:	Austin City Co	uncil		Precision	Tune Aut	Care
change change	e undersigned own described in the of the Land Deve fication other th	e referenced elopment Code	file, do he which would	reby protest d zone the pr	against any operty to a	ny
at this 1) neighbo 2) yard se limits;	re/am opposed to location because the off-street ring residences there would be tbacks; no floor and no "minimum it would limit	se; parking recand business no required to area rates site area"	duction offer ses alike, and minimum fro tio (FAR) lin requirements	red would be nd/or; ont, street s nits, no builds, and/or	at the expe	ense of
Skar	en Hilles	Printed N	ane aron Gil	Address  (Spic 2	1210 De	l Curto
						<del> </del>
Tate:	2/21/2008	Cor	ntact Name:	Camille	Perry	
	Ó	Pho	one Number:	(512) 444		EL-THE ENGLISHER , Allysin
			مت	•		
				Willel -	プロ マハ	

We, the undersigned owners of property affected by the requested zoning change described in the referenced file, do hereby protest against any change of the Land Development Code which would zone the property to any classification other than Commercial Services (CS) or current zoning.

We/I are/am opposed to the proposed change to Vertical Mixed Use (VMU) Zoning

To:

Austin City Council

Date: February 21, 2008

File Number: <u>C14-2008-0019</u>

(Truck Sport Imports)

Address of Rezoning Request 2323 South Lamar Blwd.

neighboring residence 2) there would yard setbacks; no flo limits; and no "minim	eet parking reduction off es and businesses alike, be no required minimum f	ront, street side, or interior imits, no building coverage ts, and/or	f
Salon Lille	Printed Name  (Spee Sharon Gi)	Address  1/espic 2210 Del Cul	rto -
			- - -
			-
			-
Date: 2/21/200	Phone Number:	Camille Perry (512) 444-0754 Moria James 444-7830	-

# PETITION - 2 ddition

We, the undersigned owners of property affected by the requested zoning change described in the referenced file, do hereby protest against any change of the Land Development Code which would zone the property to any

Austin City Council

To:

Date: March 17, 2008

File Number: C14-2008-0019

(South Lamar Self Storage & Wine Cellar)

Address of Rezoning Request 2201 KINNEY RD

classification other	than CS - Commercia	Services or current zoning.
at this location beca 1) the off-streeneighboring residence 2) there would yard setbacks; no flot limits; and no "minim	nuse: et parking reduction offers as and businesses alike, a be no required minimum for	cont, street side, or interior imits, no building coverage is, and/or
Signature	Printed Name	Address
Lois Bates Jo	nu Lois Bates Jon	es 2202 Ivalane
MIL	Michael L. Work	u 2210 Kinney Red.
		The second secon
Tate: March 17,		Camille Perry (512) 444-0754
	or	Moria James 444-7830

## PETITION-addition

Date:	March	17,	2008
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File Number: <u>C14-2008-0019</u>

Address of Rezoning Request 2203 S. Lamar (T-CAD)
Also known as 2201 S. Lamar Down Under Auto Sales

To: Austin City Council

We, the undersigned owners of property affected by the requested zoning change described in the referenced file, do hereby protest against any change of the Land Development Code which would zone the property to any classification other than CS - Commercial Services (a) current zoning.

We/I are/am opposed to the proposed change to Vertical Mixed Use (VMU) Zoning at this location because:

1) the off-street parking reduction offered would be at the expense of

neighboring residences and businesses alike, and/or;

2) there would be no required minimum front, street side, or interior yard setbacks; no floor to area ratio (FAR) limits, no building coverage limits; and no "minimum site area" requirements, and/or

Signature	Printed Name	Address
Lois Betes On	Mielach Mark	nes 2202 Iva Lane 2210 Kinney Rd
		•
Tate: March 17, =	Contact Name	· Camille Perry
		(512) 444 - 0754
	:	or Moria James
		444-7830

## PETITION - addition

Date: March 17, 2008

File Number: C14-2008-0019

Add	(Dr. Gary Willcox Dental Office)
To: Austin City Council	(a) (b) (c) (c) (c) (c) (c) (c) (c) (c) (c) (c
We, the undersigned owners of change described in the refer change of the Land Developmen classification other than	property affected by the requested zoning renced file, do hereby protest against any at Code which would zone the property to any S-Commercial Services (or) current zoning.
at this location because:  1) the off-street parki neighboring residences and bu 2) there would be no re yard setbacks; no floor to ar limits; and no "minimum site"	quired minimum front, street side, or interior ea ratio (FAR) limits, no building coverage
	nted Name Address
Fois Batery Jones L.	zel Week 2210 Humey Rd
Tate: March 17, 2008	Contact Name: Comille Perry
	Phone Number: (512) 444-0754
	on Maria Tamas

444-7830

## PETITION - 2 ddition

	I	ite: Mar	ch 17, 2008
	File Num	er: <u>C/4</u>	-2008-0019
	Address of Rezoning Req	lest <u>112</u>	3 S. Lamar Bl
		(Lube	Pitstop Inc.)
To: Austin City Co	ouncil		,
change described in the	wners of property affected b he referenced file, do hereb velopment Code which would z	protest a	ngainst any operty to any
classification other	than CS-Commercial Serv	وحد (من) ود	errent zoning.
We/I are/am opposed to at this location becau i) the off-stree neighboring residences 2) there would by yard setbacks; no floo limits; and no "minimum	the proposed change to Ver	ical Mixed would be a r; street si , no build nd/or	t the expense of de, or interior
Signature	Printed Name	Address	
Lors Bates Jones	Lois Bates dones	22.02	Iva Lane.
mark	Mikhael Warn	aalo Ki	niney Rd
16		<del></del>	

Tate: March 17, 2008

Contact Name:

Camille Perry

Phone Number:

(512) 444-0754

or Moria James 444-7830

# PETITION-addition

Austin City Council

To:

Date: March 17, 2008

File Number: C14 - 2008 - 0019

Address of Rezoning Request 2235 S. Lamar Blud.

Van's Auto Parts

change described in change of the Land classification other we'll are am opposed at this location be 1) the off-st neighboring residen 2) there would yard setbacks; no flimits; and no "min"	the referenced file, do he Development Code which would be the proposed change to cause:  reet parking reduction offices and businesses alike, do be no required minimum for the proposed change to cause.	ront, street side, or interior imits, no building coverage its, and/or
Signature	Printed Name	Address
Lois Bates Or	new Lois Bates. br	nes 2202 Iva Lane
mally	Michael Mortin	adio Kinney Rd
- 20/0		
		·
rate: March 17,		
	Phone Number:	(512) 444-0754
		or Morio James
		444 - 7830

# PETITION-2ddition

Date: March 17, 2008

File Number: C14-2008-0019

Address of Rezoning Request 2239 5, Lamar Blvd.

AM/PM Animal Hospital

To: Austi	n City Council			
change descri	bed in the refere	nced file, do he	d by the requested reby protest agains d zone the property CS) or current zo	t any
We/I are/am or at this location.  1) the coneighboring results and no set backs; limits; and no	oposed to the pro- lon because: off-street parking esidences and bus e would be no req	posed change to g reduction offe inesses alike, a uired minimum fr a ratio (FAR) li rea" requirement	Vertical Mixed Use red would be at the nd/or; ont, street side, o mits, no building cs, and/or	(VMU) Zoning expense of r interior
	G.	ted Name		
Lois Bate	Dones Loi	s Bates bne	2202 / 2210 Kinn	va Lane
mm	Mich	rel Martin	2210 Kinn	ey Rde
		9		
	,			
				· · · · · · · · · · · · · · · · · · ·
. 0				
Date: March	17, 2008	Contact Name:	Comille Perry	
		Phone Number:	(512) 444-075	<u>;4</u>
		W.	or Maria Jan	√ <b>€</b> \$
			444-7830	